

Ravenscrag,  
Windermere,  
Muskoka.

Dear Mr Vaughan

In answer to your  
letter of August-twenty-  
sixth in which you  
state the School build-  
ing is no longer suitable to  
carry on the work, I wish to  
say I would not under-  
any consideration be  
responsible for a new-  
school, so far as I am  
concerned, it may be.

Discontinued at the  
end of the year,

Yours Sincerely

Margaret M. Eaton

August Twenty Eight



# COPY

August 26th,  
1924.

Mrs. Eaton,  
"Ravenscrag"  
Windermere, Muskoka.

Dear Mrs. Eaton,-

The Annual Meeting of the Margaret Eaton School of Literature and Expression will be held sometime after your return from Muskoka. There are however a few points that should be decided before the time of the Meeting.

As you know the School property has been expropriated by the city and while the School is still in possession of the building it is only on a rental basis.

A discussion took place yesterday between Mr. R. Y. Eaton, Mr. H. McGee and the writer, and, it was concluded that I should write and ask you what are your wishes as to the future of the School. The present building is no longer suitable for School purposes and an outlay of up to \$200,000 would in all probability be necessary to provide a permanent structure, and besides the cost of building there would probably be an annual loss to provide for if the School were conducted as heretofore.

There are several matters that had better be decided before School opens and the decision would depend upon whether the School is to be continued after this year or not, and we should like very much if you would let us know your wishes in this matter.

Calendars have been issued for another year and also the premises have been rented for a year. If you do not wish the School continued further considering the capital outlay and the yearly loss as mentioned

- over -

1821



# COPY

Mrs. Eaton.

-2-

August 26/24.

the School might be honorably discontinued at the end of a year for the specific reason that the city has expropriated the property, the building left being entirely unsuitable for the purposes on account of the noise from the street cars and the poor entrance owing to the cutting off of the front of the building to widen the street.

Awaiting your reply and with best regards,

Yours sincerely,

JJV/H.



Dear Mr. Eaton.

Aug 24 04

I knew as soon as I left you that there was no other way but to go steadily on for another year at least.

During that time we will, no doubt, know what to do and how to close our School - if it has to be closed - with honor and dignity. Mr. Lumsden might see Mr. Arnoldi and he might in the face of last years loss take over Gale House - If he will not, then we will use Gale House and give up Donaldson



DONALD, WILSON, WHITE & FOULDS

*Barristers, Solicitors, Notaries &c.*

*R.G. Donald, K.C. G.W. Mason, K.C. H.S. White, K.C.  
A. Foulds, W.W. Davidson, F.C. Carter.  
R.D. Walter, R.L. Kellock, E.C. Gordon.*

MM

*Sun Life Building,  
60 Victoria St. (cor. Adelaide)  
Cable Address "Masemidon"*

Toronto, July 8, 1925.

Private Office.

The T. Eaton Company Limited,

190 Yonge Street,

(Attention Mr. Livingstone)

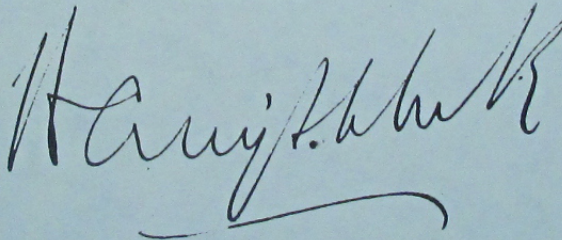
Toronto.

Dear Sirs:

re 1177 Bay Street

You probably should have for your files the enclosed agreement for surrender of the lease of this property duly signed by Mr. Arnoldi.

Yours truly,



ENCL.



MEMORANDUM OF AGREEMENT made this 29th day  
of June, One Thousand, Nine Hundred and Twenty Five.

B E T W E E N :

FRANK ARNOLDI, of the City of Toronto,  
Esquire, hereinafter called the Lessor,

OF THE FIRST PART:

- and -

THE MARGARET EATON SCHOOL OF LITERATURE  
AND EXPRESSION LIMITED, hereinafter  
called the Lessees,

OF THE SECOND PART:

WHEREAS a lease exists by the Lessor to the Lessee  
dated the 17th. day of September, 1923, of the house and pre-  
mises and fixtures therein mentioned known as 1177 Bay Street,  
in the City of Toronto and the parties have agreed together  
as follows:

NOW THIS AGREEMENT WITNESSETH :

1. (a) The Lessee hereby covenants and agrees to pay  
to the Lessor the rent payable to him under the said lease in  
respect of the said demised premises at the rate of \$225.00 per  
month up to the First day of August, 1925, and to pay on or  
before that date to the Lessor the sum of \$675.00, and to de-  
liver up to the Lessor quiet and peaceable possession of the  
said demised premises not later than the Thirty First day of  
July, 1925, and to permit, on or after the 7th day of July,  
*J.A. access to the said premises for*  
1925, the workmen and painters, which the Lessor deems it  
necessary to employ for making repairs and changes in the said  
demised premises with a view to leasing the same to other  
parties.

(b) And subject to the terms of this Agreement

20.2



2.

the Lessee doth surrender the said lease to the said Lessor.

2. In consideration of the premises the Lessor doth hereby agree that upon payment of the moneys aforesaid and fulfilment of the covenants of the Lessee hereinbefore contained, the said lease by the Lessor to the Lessee dated the 17th. day of September, 1923, shall be deemed to be at an end as of the date when possession shall have been delivered to the Lessor, on or before the 31st. day of July, 1925, and in such case the Lessee shall stand and be for all ends, intents and purposes freed from all obligations thereafter for payment of rent or otherwise under the said lease.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals.

SIGNED, SEALED and DELIVERED

In the Presence of

*Harry H. H. H.*

*Harry H. H. H.*



DATED

June

1925.

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FRANK ARNOLDI

and

THE MARGARET EATON SCHOOL OF  
LITERATURE AND EXPRESS-  
ION LIMITED

AGREEMENT

ARNOLDI, GRIMMERSON, PARRY &  
CAMPBELL.





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